

## **COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING**

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, May 2, 2019, at 12:45 p.m. in City Hall, 121 North LaSalle Street, Room 201-A, 2<sup>nd</sup> Floor.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, in Room 201-A on Thursday, May 2, 2019, at 1:15 p.m.

Attached is a copy of the agendas for the Commission meetings.

David Reifman  
Secretary

**AGENDA**  
**COMMISSION ON CHICAGO LANDMARKS**  
Regular Meeting – Thursday, May 2, 2019  
City Hall, 121 North LaSalle Street, Room 201-A  
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of April 4, 2019

2. Expanded Summary of Information for a Preliminary Landmark Recommendation

(FORMER) LYMAN TRUMBULL PUBLIC SCHOOL BUILDING    WARD 40  
5200-5224 North Ashland Avenue/1600-1612 West Foster Avenue

3. Report from the Department of Planning and Development

(FORMER) LYMAN TRUMBULL PUBLIC SCHOOL BUILDING    WARD 40  
5200-5224 North Ashland Avenue/1600-1612 West Foster Avenue

4. Report from the Department of Planning and Development

CLAREMONT COTTAGE DISTRICT    WARD 28  
1000-block of South Claremont Avenue between West Taylor and West Grenshaw Streets,  
and 2342 West Grenshaw Street

5. Final Landmark Recommendation

RAINBOW PYLONS AND THE LEGACY WALK    WARDS 44/46  
Halsted Street between Melrose Street and Bradley Place

6. Class L Property Tax Incentive – Final Certification

COURTHOUSE PLACE    WARD 42  
54 West Hubbard Street

7. Progress Report on Proposed Designation – Announcement

NEAR NORTH SIDE MULTIPLE PROPERTY DISTRICT    WARD 42  
642 North Dearborn Street  
14 West Erie Street  
17 East Erie Street  
110 West Grand Avenue  
1 East Huron Street  
9 East Huron Street  
10 East Huron Street  
16 West Ontario Street

18 West Ontario Street  
212 East Ontario Street  
222 East Ontario Street  
716 North Rush Street  
671 North State Street  
42 East Superior Street  
44-46 East Superior Street

Permit applications for demolition of two properties located in the proposed Near North Multiple Property District (42 and 44-46 East Superior Street) were withdrawn so expedited consideration of the landmark district recommendation is no longer required.

8. Special Meeting for Final Decision on Expedited Consideration of Proposed Landmark Designation and Permit Applications for the Demolition of a Building Pursuant to §2-120-740 through §2-120-825 of the Municipal Code – Announcement

Proposed Landmark Designation:

PILSEN DISTRICT	WARD 25
18 <sup>th</sup> Street between Leavitt and Sangamon Streets, and 13 blocks bounded by 18 <sup>th</sup> Street to the north, Ashland Avenue to the west, 21 <sup>st</sup> Street to the south, and Racine Avenue to the east	

Permit Applications for Demolition:

PILSEN DISTRICT	WARD 25
1730 West 18 <sup>th</sup> Street	
PILSEN DISTRICT	WARD 25
1732 West 18 <sup>th</sup> Street	
PILSEN DISTRICT	WARD 25
1734 West 18 <sup>th</sup> Street	

Date:	Thursday, May 16, 2019
Location:	Cook County Board Room, 118 North Clark Street, Room 569
Time:	12:45 p.m.

9. Permit Review Committee Reports

Report on Projects Reviewed at the April 4, 2019, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of April 2019

1822 South Throop Street (Proposed Pilsen District) – Informational

10. Announcements

The 2019 Application Round for the Citywide Adopt-a-Landmark Fund will open on May 2, 2019, and will be posted online. The application submission deadline is July 1, 2019.

11. Adjournment

## **NOTICE OF PUBLIC MEETING**

### **DRAFT PERMIT REVIEW COMMITTEE**

**THURSDAY, May 2, 2019**

**City Hall, 121 N. LaSalle St., Room 201-A**

**1:15 p.m.**

### **AGENDA:**

- 1. 2132 N. Stockton Dr., Lincoln Park Zoo** **43<sup>rd</sup> Ward**  
**Lion House**  
Continued review: Proposed redesign of exterior accessible entrances
- 2. 108 W. Germania** **2<sup>nd</sup> Ward**  
**Germania Club**  
Proposed construction of an accessible exterior ramp, two vertical lifts and other lobby modifications
- 3. 330 N. Clark** **42<sup>nd</sup> Ward**  
**Reid Murdoch Building**  
Proposed modifications of previously approved project including alterations to north elevation of the Reid Murdoch building and rooftop elements and changes to new, 31-story, mixed-use building
- 4. 1835 W. Harrison** **27<sup>th</sup> Ward**  
**Cook County Hospital Administration Building**  
Proposed new canopies on north and south elevations with new signage
- 5. 1244 W. Carmen** **47<sup>th</sup> Ward**  
**Bachman House**  
Proposed replacement of corrugated cladding deteriorated beyond repair to match original
- 6. 800 S. Michigan** **4<sup>th</sup> Ward**  
**Essex Inn**  
Proposed refurbishment of existing rooftop signage and replacement of existing lettering on west elevation chimney

- 7. 1100 W. Fulton Market** **27<sup>th</sup> Ward**  
**Fulton-Randolph Market District**  
Proposed rehabilitation of an existing two-story building including new, one-story, rooftop addition with decks and a new five-story, masonry building on an adjacent vacant lot
- 8. 1133 W. Fulton Market** **27<sup>th</sup> Ward**  
**Fulton-Randolph Market District**  
Proposed renovation of a three-story, masonry building and construction of a new, one-story rooftop addition
- 9. 1517 W. 18<sup>th</sup> Place** **25<sup>th</sup> Ward**  
**Proposed Pilsen District**  
Proposed construction of three-story, three-unit, masonry, residential building
- 10. 1345 W. 18<sup>th</sup> St.** **25<sup>th</sup> Ward**  
**Proposed Pilsen District**  
Proposed third-floor addition to an existing, two-story, masonry building
- 11. 4404 S. Oakenwald** **4<sup>th</sup> Ward**  
**North Kenwood District**  
Proposed construction of three-story, three-unit, masonry, residential building

Dijana Cuvalo, AIA  
Historic Preservation Division  
Bureau of Planning, Historic Preservation & Sustainability  
Department of Planning and Development

# PERMIT REVIEW COMMITTEE

Summary of projects and staff recommendations, May 2, 2019

## DRAFT

### 1. 2132 North Stockton Dr., Lincoln Park Zoo

43<sup>rd</sup> Ward

#### Lion House

Proposed redesign of exterior accessible entrances

**Applicant:** Maureen Leahy/Lincoln Park Zoo, owner representative  
Leonard Koroski/Goettsch Partners, Inc., architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meet the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 2, 9, and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following conditions:

1. The proposed scheme Option E1 is approved as shown on drawings dated 4/16/19;
2. Measures to mitigate the potential accelerated degradation of portions of the historic plinths to be located under the extended landing and its sloping landscaping be explored and incorporated into the proposed design;
3. Drainage structures be incorporated into the design to eliminate potential pooling of water at the base of the historic structure; and,
4. Dimensioned details of the railings be submitted with the permit application for staff review and approval.

### 2. 108 W. Germania

2<sup>nd</sup> Ward

#### Germania Club

Proposed construction of an accessible exterior ramp, two vertical lifts and other lobby modifications

**Applicant:** Matt Duhi, R2 Companies, owner  
Sanjiv Chadha, NWS Architects

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and

therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following conditions:

1. As proposed any new limestone cladding shall match the historic limestone in color, texture and overall appearance; and,
2. Historic Preservation staff shall review and approve floor tile samples, which are proposed to approximate the color of existing wood found in the lobby.

3. **330 N. Clark**

**42<sup>nd</sup> Ward**

**Reid Murdoch Building**

Proposed modifications of previously approved project including alterations to north elevation of the Reid Murdoch building and rooftop elements and changes to new, 31-story, mixed-use building

**Applicant:** 322 North Clark, LLC, owner  
Eddie Abeyta/HKS, Inc., architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 2, 5, 9, and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following conditions:

1. As proposed, the overlap of the easternmost bay of the north elevation by the vertical glass curtain wall of the new, 31-story, adjacent tower as shown on drawings dated 4/24/19 is approved;
2. All enlarged flashing and foundation wall details between the Reid, Murdoch & Company Building and the side walls and foundations of the new tower shall be included in the permit plans;
3. A report by a licensed structural engineer addressing how the historic Reid, Murdoch & Company Building should be supported, braced, and protected, including any vibration monitoring, during the excavation and construction process shall be included on the permit plans. The recommended measures, sequencing, and protections shall be incorporated in the structural and architectural drawings;
4. As proposed, the split-level roof deck at the southeast corner of the historic structure with the lower portion situated 3'-6" below the parapet to be 12' wide along the building's north parapet and 8' wide at the building's west parapet, and from



- there stepping up to the height of the parapet with 3'-6", frameless, laminated glass railings is approved;
5. Framing of the rooftop corridor shall be minimized to allow the structure to be as see-through as possible. Details shall be submitted with the permit application for staff review and approval;
  6. Additions to the one-story rooftop structure on top of the historic building shall match the height of the existing structure and their cladding shall be consistent with the material, color, and finish of the existing structure;
  7. As proposed, expansion of the existing rooftop deck southward east of the clock tower shall match the finished floor elevation and railing design of the existing deck;
  8. The proposed, visible freight elevator over-run shall be clad in Chicago common brick to differentiate it from the finished brick of the historic structure and incorporate a more historically-appropriate material in its design. Sample materials shall be submitted for staff review and approval;
  9. For all storefronts, awnings, and canopies at the north elevation, dimensioned elevation, plan, and section details shall be submitted with permit plans for staff review and approval to insure they are consistent with existing storefronts on the building;
  10. Storefront, awning, and canopy signs shall be compatible with the historic structure and details shall be submitted separately for staff review and approval;
  11. Lighting and banners on the north elevation shall match those previously approved for the historic structure in design, location, and number; and,
  12. As proposed, the new plaza shall be independently supported. The design of the plaza shall incorporate as minimal as possible attachment to the north elevation of the historic building and details shall be submitted with the permit application for staff review and approval.

4. **1835 W. Harrison**

**27<sup>th</sup> Ward**

**Cook County Hospital Administration Building**

Proposed new canopies on north and south elevations with new signage

**Applicant:** Chris Horney, CHDG Phase 1A1 (office) Owner, LLC  
Skidmore Owings Merrill, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and

therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following conditions:

1. The new canopies are approved as shown on drawings dated December 21, 2018; and,
2. As proposed, new signage shall be attached through mortar joints as much as possible, to not damage masonry.

5. **1244 W. Carmen  
Bachman House**

**47<sup>th</sup> Ward**

Proposed replacement of corrugated cladding deteriorated beyond repair to match original

**Applicant:** Matt Baumann and Laura Gawlinski, owners  
Mary Brush, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 1, 2, 4, 5, and 6 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following conditions:

1. As proposed, the aluminum shall be documented and catalogued prior to removal and stored for use as a template for new material. Existing fins and ornamental trim should be salvaged and reused as much as possible. New aluminum replacement pieces shall match the original in finish, corrugation, color, and general appearance and a sample shall be approved by Historic Preservation staff with the permit application;
2. The final coating on the aluminum panels should be match the original if evidence is found during the microscopic color analysis. If the original coating cannot be determined due to a lack of evidence, anodized aluminum panels are approved;
3. All masonry removed from the chimney should be salvaged and reused if possible. Any new masonry should match the historic in size, color, texture, appearance, and mortar joint profile; and,
4. If after the plywood hinged panel on the roof is removed and examined, evidence is found of a skylight, it shall be restored.

6. **800 S. Michigan**

**4<sup>th</sup> Ward**

**Essex Inn**

Proposed refurbishment of existing rooftop signage and replacement of existing lettering on west elevation chimney

**Applicant:** Essex Hotel Owner, LLC, owner  
Krista Weir/Hartshorne Plunkard Architecture, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 2, 5, 6, and 9 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following conditions:

1. As proposed, refurbishment of the existing sign and installation of new, perimeter, LED strip lighting with color-changing capabilities such that "Rope lighting to be on in colors only. Color lighting to be used with discretion, to observe holidays, acknowledge charitable causes per BOMA-Chicago Building Lighting Program, and matters of civic pride such as sports teams. At all other times, no color lighting will be on, standard bulbs in white light to be on only"; and
2. As proposed, the 36'-9" x 2'-4", black vinyl "ESSEX INN" lettering sign on the west elevation chimney from roof level to the 11<sup>th</sup> floor shall be replaced in the same size and location with black vinyl lettering reading "HOTEL ESSEX."

7. **1100 W. Fulton Market**

**27<sup>th</sup> Ward**

**Fulton-Randolph Market District**

Proposed rehabilitation of an existing two-story building including new, one-story, rooftop addition with decks and a new five-story, masonry building on an adjacent vacant lot

**Applicant:** Alex Najem, 1100 W Fulton Partners, LLC  
Krista Weir/Hartshorne Plunkard Architecture, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 6, 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark

property and district and approve the project with the following conditions:

***Rehabilitation of Existing Building***

1. Due to the deteriorated conditions of the masonry walls and interior wood frame structure, inadequate load provisions, and highly compressive soil conditions particular to the subject properties, the proposed demolition of the west (side) and portions of the north (rear) common brick secondary facades is approved;
2. A report by a licensed structural engineer addressing the partial demolition of the structures, relative to how the three historic facades to remain in-situ should be braced and protected during construction, shall be submitted for Historic Preservation staff review and approval, as part of the permit plans. The recommended measures, sequencing, and protections shall be incorporated in the structural and architectural drawings. The structural engineer shall inspect and monitor the project on site during the approved partial removal as well as during the reconstruction of the walls and the structure to ensure the facades that remain are properly braced and protected;
3. As proposed and shown on the submitted drawings dated 3/29/19, the facades on Fulton Market, Aberdeen and portions of the north (alley) shall be repaired in-situ and rehabilitated in accordance with the Commission's standards and guidelines. Non-historic alterations shall be removed and areas that require reconstruction shall use salvaged bricks as much as possible. Any replacement brick and new mortar shall match the historic in size, texture, color, finish, and profiles;
4. Enlarged dimensioned details of the new windows and storefronts shall be included with the permit plans. The muntins may be simulated-divided-lites and shall have a substantial profile with spacer bars and interior profiles to replicate the historic profiles. The window and storefront frames and mullions shall have a dark color/finish and the glazing shall be clear glass;
5. The 1-story rooftop addition set back 15' from Fulton Market and 15' from Aberdeen is approved as proposed;
6. As proposed new projecting canopies, consistent with the architectural character of the building, shall be installed along the Fulton Market and Aberdeen facades. Details for any new canopies, awnings, signage, including any exterior lighting, shall be compatible with the character of the historic facades and proposed district and shall be reviewed and approved by Historic Preservation staff with the permit application;

***New Construction***

7. Enlarged exterior wall details and material samples shall be submitted as part of the permit application and subject to staff review and approval; and
8. Historic Preservation staff shall review and approve masonry and cladding samples with the permit application, which shall be compatible with the proportions, depth, and range of color palettes of historic facades in the proposed district.

Staff further recommends that the Committee finds that the amount of demolition involved with the project based upon the submitted information, does not trigger the requirements of section 2-120-825 governing the demolition of 40% or more of landmark buildings.

**8. 1133 W. Fulton Market**

**27<sup>th</sup> Ward**

**Fulton-Randolph Market District**

Proposed renovation of a three-story, masonry building and construction of a new, one-story rooftop addition

**Applicant:** The Fulton Collection, owner  
Ramiel Kenoun, Space Architects & Planners

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 6, 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:

1. As proposed the new windows and storefronts shall match the existing windows and storefronts in size, glass size, operation, muntin arrangement and muntin size. The windows and doors may utilize simulated divide lites as proposed. Existing and proposed details of exterior profiles shall be submitted with the permit application; and,
2. The cladding material for the rooftop addition shall have a dark factory-applied finish, and a sample shall be submitted for staff review and approval with a permit application.

**9. 1517 W. 18<sup>th</sup> Place**

**25<sup>th</sup> Ward**

**Proposed Pilsen District**

Proposed construction of three-story, three-unit, masonry, residential building

**Applicant:** Investco Pro LLC, owner  
Ronald Vari, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations and the Commission's *Guidelines for Alterations to Historic Buildings and New Construction* therefore, the project will not have an adverse effect on the significant historical and architectural features of the proposed landmark district and approve the project with the following condition:

1. As proposed, the front and west elevations and first 15' of east elevation, are proposed to be clad with standard modular sized red brick, with remainder of east and rear elevations in integrated color CMU consistent with the color of the brick. The color of the mortar shall match the color of the brick. Historic Preservation staff shall review and approve all material samples with permit application.

**10. 1345 W. 18<sup>th</sup> Street**

**25<sup>th</sup> Ward**

**Proposed Pilsen District**

Proposed third-floor addition to an existing, two-story, masonry building

**Applicant:** Steve Frytz, owner  
Thomas Montgomery, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following condition:

1. The third floor addition is approved as show on drawings dated April 11, 2019; and,
2. As proposed, the existing murals on the first floor will remain.

**11. 4404 S. Oakenwald**

**4<sup>th</sup> Ward**

**North Kenwood District**

Proposed construction of three-story, three-unit, masonry, residential building

**Applicant:** Tomasz Wietecha, owner  
Frederic Koziol, RED Architects

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations and the Commission's *Guidelines for Alterations to Historic Buildings and New Construction* therefore, the project will not have an adverse effect on the significant historical and architectural features of the proposed landmark district and approve the project with the following conditions:

1. As proposed, the front and first 2' of side elevations shall be clad with brown modular face brick. The remainder of the side elevations shall be clad with jumbo brick matching the color of the brick on the front façade;
2. The solid wing walls at the front stairs shall either be reduced in height or replaced entirely with open metal railings in a dark finish; and,
3. The design of the door shall be changed to be more compatible with the district such as incorporating a larger window with wooden paneling below.